



# CITY COUNCIL

## AGENDA REQUEST

**AGENDA OF:** 1/22/2008

**AGENDA  
REQUEST NO:** II D

**INITIATED BY:** JENNIFER A. MAY, *jm*  
MANAGEMENT ASSISTANT I

**RESPONSIBLE  
DEPARTMENT:** ASSISTANT CITY MANAGER

**PRESENTED BY:** KAREN H. GLYNN,  
ASSISTANT CITY MANAGER

**DEPARTMENT  
HEAD:** KAREN H. GLYNN, *Kg*  
ASSISTANT CITY MANAGER

**ADDITIONAL  
DEPARTMENT.  
HEAD (S):** MIKE R. HOBBS, *mh*  
DIRECTOR OF PUBLIC WORKS

**SUBJECT /  
PROCEEDING:** HOUSTON MUSEUM OF NATURAL SCIENCE AT SUGAR LAND DESIGN CONTRACT  
AUTHORIZE A PROFESSIONAL SERVICES CONTRACT

**EXHIBITS:** PGAL PROPOSAL

### CLEARANCES

### APPROVAL

**LEGAL:** N/A

**EXECUTIVE  
DIRECTOR:** N/A

**PURCHASING:** N/A

**ASST. CITY  
MANAGER:** N/A

**BUDGET:** LYNDIA SYMANK, *LS*  
DIRECTOR OF FISCAL SERVICES

**CITY  
MANAGER:** ALLEN BOGARD *Kg* FOR AB

### BUDGET

**EXPENDITURE REQUIRED: \$** 403,000

**AMOUNT BUDGETED/REALLOCATION: \$** 4,512,034(IN CIP MU0708)

**ADDITIONAL APPROPRIATION: \$** N/A

### RECOMMENDED ACTION

Staff recommends that the City Council authorize the award of a professional services contract in the amount of \$403,000.00 to PGAL Architects for the Design of the Houston Museum of Natural Science at Sugar Land facility.

## EXECUTIVE SUMMARY

As part of the 2007-2008 City Council Work Plan, a Strategic Policy Project has been underway to finalize the partnership between the Houston Museum of Natural Science, Telfair, and the City of Sugar Land for the development of the Houston Museum of Natural Science at Sugar Land. With the City Council's approval of the Lease Agreement with HMNS and the Property Conveyance Agreement with Telfair, the partnership has been finalized. The next step is for the City to enter into a contract in the amount of \$403,000 with PGAL Architects for Final Design of Phase I of the project, which will include all construction and renovations necessary to modernize the building in preparation for the Museum's final build-out of numerous displays and four permanent galleries.

In accordance with the City's Procurement of Professional Services Policy, the City went through a formal RFQ process in early 2007 when selecting a firm for preliminary design services. Through this process, Gensler Architects was selected by a panel of representatives from the City, HMNS, and Telfair as the number one firm of the three which were selected for interviews. A contract was negotiated for the initial assessment project, and Gensler provided excellent services. However, staff was unsuccessful in later efforts to negotiate a final design contract with Gensler when the fee could not be agreed upon. PGAL, the unanimous and strong second choice of the panel, was then selected by the City, with the concurrence of Telfair and HMNS, after negotiations were terminated with Gensler. City staff, HMNS, and Telfair are all very confident that PGAL is the right firm for this project and agree that their fee proposal is in accordance with the assessment study.

As part of Final Design, PGAL will perform basic services for design and construction documents, including architectural, interior design, structural, mechanical, electrical, plumbing, fire protection, security, and technology design services. The final design for the 43,000 square foot former Central State Farm prison building will include the following: two permanent classrooms, a permanent meeting room that can be converted into two classrooms, and a space that can be classrooms or temporary exhibits; a theater space that is suitable for live science demonstrations, playing of movies, public lectures and meetings; and a science gift shop and snack bar for visitors.

Additionally, the City and PGAL believe that, in order to ensure the project design and budget goals are met, the City should utilize the Construction Manager (CM) / Competitive Sealed Proposals delivery method to construct the improvements. Accordingly, PGAL will assist the City in the selection of the CM and will work with the CM throughout the design process to provide scheduling, budget analysis and constructability reviews. Additionally, the Museum will be integrally involved throughout the entire process to ensure their space planning and construction timing needs are met and allow for a Summer 2009 Grand Opening.

The project schedule includes the following steps, some of which may be completed concurrently:

- Concept Design Package: Already Completed by Gensler
- Selection of Construction Manager (CM): 6 weeks
  - City Council Adoption of Resolution Specifying Competitive Sealed Proposals as "Best Value"
  - Issue Request for Competitive Sealed Proposals
  - Negotiations with Contractor
  - City Council Approval of Contract
- Schematic Design Development: 6 weeks
- Design Development: 8 weeks
- Construction Documents: 8 weeks
- Negotiation of Construction Contract: 6 weeks
- Construction Phase Services: 9 months

Funding for this project is available in CIP MU0708, as the City Council and SL4B Corporation approved funding the entire \$6,000,000 in a phased effort, with construction in year one (\$4,500,000) and site work in year two (\$1,500,000).

The next step for this project is to bring to the City Council a resolution formally adopting the Competitive Sealed Proposals delivery method as the best value for this project by early April. Once approved, staff will issue an RFP with PGAL's help to select a General Contractor, and upon completion of the construction documents, staff will begin negotiations for project construction services for Phase I interior improvements. Phase II, which is not part of this contract, will include the completion of all site work, such as construction of the parking lots and landscaping improvements; it will be funded and completed in FY 2009 in time for a Summer 2009 Grand Opening of the Houston Museum of Natural Science at Sugar Land.

#### EXHIBITS

PGAL Proposal- See Next Page



13 December 2007

Mr. Mike Hobbs  
Public Works Director  
111 Dillingham Drive  
Sugar Land, Texas 77478

Re: Fee Proposal for A/E Services  
Houston Museum of Natural Sciences Sugar Land  
Sugar Land, Texas

Dear Mike:

After careful review of your project criteria, PGAL is pleased to submit this Fee Proposal to provide Architectural and Engineering Design services for a renovation of the 43,000 SF former Central State Farm building (HMNS and NNP-Telfair building) located in Sugar Land, Texas.

## PROJECT UNDERSTANDING

The former Central State Farm building is located in the Telfair master planned community located at the southwest corner of University Boulevard and New Territory Boulevard. The building is currently not occupied and has been gutted of interior improvements and building systems. The building once served as a prison building. The building envelope has been recently improved with masonry repairs, a new metal roof and new exterior windows. The condition of the existing structure is not fully understood. We understand that Telfair has prepared a preliminary structural evaluation of the building. Additional destructive testing may be required to determine if the proposed improvements can be accomplished. We understand the building does not contain any contaminated materials. If any contaminated materials are encountered, we expect the City will abate these materials under a separate contract.

The development does not currently have site improvements. These improvements will be provided by others under a separate contract.

This project will be limited to improvements to the building and interior build-out of the existing building. The building is expected to be renovated to become the Houston Museum of Natural Sciences Sugar Land. A concept plan has been prepared for the project that describes the intended improvements of the building. The project will consist of approximately 43,000 SF in the existing two story structure. The first floor will contain exhibit areas, a ticket lobby, gift shop, vending area, mechanical and service areas. The second floor will consist of exhibit areas, classrooms, multi-purpose room, simulators, auditorium and mechanical spaces.

The exhibits are expected to be designed by the Houston Museum of Natural Sciences. We will provide design support and infrastructure improvements to support the exhibits provided. Building security design services will include door access control. Technology design services include providing phone and data infrastructure for the building.

The City is expected to contract with a Construction Manager to construct the improvements. We will assist the City in the selection of the CM. The CM will be brought on board early in the design process and will provide scheduling, budget analysis and constructability reviews of the project. We will work with the CM to ensure the project goals are obtained. The project is expected to be constructed in a single phase and one bid package. The design of the project is expected to be based on the final programming document and concept work provided to PGAL by the City. The exterior elevation of the building is not expected to be significantly altered for the existing condition.

The construction budget for the building improvements is expected to \$3,700,000.00. We have assumed the basis of the contract will be the standard City of Sugar Land Architectural and Engineering Services contract with the terms based upon the B-141 Standard Agreement Between the Owner and Architect.

## **COMPENSATION**

**Basic Services:** We propose to perform the basic services for design, construction documents, bidding and construction administration for a Lump Sum of \$363,000.00. The fee includes architectural, interior design, structural, mechanical, electrical, plumbing, fire protection, security and technology design services. This fee does not include the cost of the design of FF&E.

**Reimbursable Costs:** We would expect to be reimbursed for any out-of-pocket expenses we incur on behalf of the project such as cost of reproduction, plotting, special handling or delivery, permit fees and travel. Reimbursable expenses will be billed at our cost, plus a 10% service charge. We would recommend a reimbursable expenses budget of \$40,000.00 be established for this project.

**Additional Services:** If services other than those described as basic services are requested by the City, they will be billed in addition to the above compensation in accordance with the attached rate schedule. The following constitutes Additional Services should they be requested by the City:

- Design of FF&E.
- Models and renderings.
- Acoustical design.
- Specialty lighting.
- Audio-visual consultants.
- Civil engineering design services.
- Food service design services.
- Landscape and irrigation design services.
- Specialty consultants not listed above.
- Destructive testing of the existing building.
- Value engineering services.
- Revisions to approved work or previous direction.

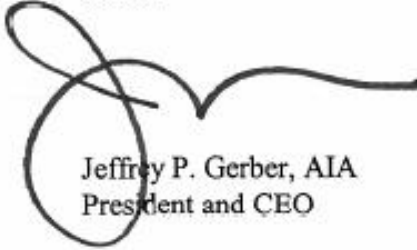
Geotechnical engineering services.  
Environmental engineering.  
Surveying and platting services.

## **PROJECT SCHEDULE**

We are prepared to deliver this project in accordance with your requirements. We have included a design schedule for your consideration. This schedule is expected to be updated once the CM has been retained.

Thank you for the continued opportunity to serve the City of Sugar Land. We have personnel available to begin this project immediately. Please don't hesitate to call should you have any questions regarding this proposal.

Sincerely,  
PGAL



Jeffrey P. Gerber, AIA  
President and CEO

### **PIERCE GOODWIN ALEXANDER & LINVILLE HOURLY SCHEDULE EXHIBIT A**

<b>DISCIPLINE</b>	<b>RATE</b>
DIRECTOR	\$185.00
PRINCIPAL	175.00
PROJECT MANAGER	160.00
SENIOR PROJECT ARCHITECT, DESIGNER, ENGINEER	150.00
PROJECT ARCHITECT, DESIGNER, ENGINEER	125.00
ARCHITECT, DESIGNER, ENGINEER	110.00
ASSISTANT ARCHITECT, DESIGNER, ENGINEER	90.00
SPACE PLANNER	80.00
ASSISTANT SPACE PLANNER	75.00
SENIOR ENGINEER	165.00
PROJECT ENGINEER	150.00
CONSTRUCTION ADMINISTRATOR	125.00
CONSTRUCTION INSPECTOR	100.00
ADMINISTRATION	80.00

RATES INCLUDE ALL MARKUPS FOR OVERHEAD, BURDEN, FEES, ETC., AND WILL REMAIN IN EFFECT UNTIL DECEMBER 2008.